



# NORFOLK

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## **CITY PLANNING COMMISSION MEETING AGENDA September 25, 2014**

**12:30 PM –City Planning Commission lunch**

**1. Call to Order/Roll Call**

**2. Architectural Review Board items Action (1:00 PM)**

**A. Public Projects**

**1. Location: 420 Monticello Avenue—Massage Envy Spa**

Applicant: Talley-Anchor Sign Company

Project Request: Business signage

Project Summary: The applicant has two options for the main sign. Both options have “Massage Envy Spa” with their swish. The individual letters would be mounted on a raceway that projects out twelve inches from the face of the building. The raceway will be painted to match the wall behind. The letters are aluminum with perforated vinyl on the face. The one sign has a plumb color on the vinyl face and the other option uses white vinyl on the face of the letters and paints the background and raceway in the plumb color. The latter is the preferred option.

A shingle sign is proposed to project out from the building. The sign is in the plumb color with white letters that read “Massage Envy Spa”. The graphics are on both sides of the sign and the sign is mounted fourteen feet above the sidewalk to the right of the entrance.

ARB Recommendation: By a vote of 7 to 0, the ARB recommended approval for the preferred signage as presented.

**2. Location: 1145 Bolling Avenue—Larchmont Elementary PreK-5 School**

Applicant: S.B. Ballard Construction Company

Project Request: Design review for new construction school

Project Summary: The building site is 20.4 acres. The building is proposed to be 92,958 square feet for a student capacity of 707. The site will include 90 total parking spaces for staff and visitors; separate bus and vehicle drop-off areas. This school will have a vehicle drop-off that accommodates 35 vehicles due to the higher volume of student drop-offs. There is an existing City park with tennis courts to the south that will remain. In addition to re-using the existing softball field a full sized soccer field a multi-purpose play field with grade-specific fitness development areas; a multi-purpose hard surface play areas; and fitness trails will be provided. The building shall be red brick with two contrasting decorative stone, and a light brick to match the

decorative stone for the water table. The windows shall be clear glass that have a traditional muntin pattern with light color metal frames. The decorative stone surrounds with quoins create vertical bands of windows. “Larchmont School” in the decorative stone will be located in the band area on the front elevation. A brick entrance wall is located at the corner of Hampton Boulevard and Bolling Avenue create a presence along Hampton Boulevard. The decorative fencing with brick piers run down Hampton Boulevard and Bolling Avenue. The brick wall has “Larchmont School” called out in the decorative stone. The landscape plan is included in this submittal.

ARB Recommendation: By a vote of 4 to 3, the ARB recommended approval for the school as presented.

### **3. Location: 9501 Mason Creek—Ocean View Elementary**

Applicant: S.B. Ballard Construction Company

Project Request: Design review for new construction school

Project Summary: The building site is 25.8 acres. The building is proposed to be 92,350 square feet for a student capacity of 707. The site will include 90 total parking spaces for staff and visitors; separate bus and vehicle drop-off areas with a vehicle drop-off that accommodates 38 vehicles due to the higher volume of student drop-offs. The existing tennis courts shall remain; a full size baseball field, two softball fields, multi-purpose play field with grade-specific fitness development areas; a multi-purpose hard surface play areas will be added. The building shall be yellow brick with contrasting white brick. Reveals shall be added to some of the white brick areas for texture. Precast art borders shall be added between the front windows in the canopy area. The windows shall be clear glass with mill metal frames. Sun control canopies will be built into the windows on the south elevation. The entrance shall be an aluminum storefront in the same finish as the windows. The landscape plan is included in this submittal.

ARB Recommendation: By a vote of 5 to 2, the ARB is recommending approval for the school as presented and suggested the following changes from the applicant:

- Locate a sign at Mason Creek Road entrance to the school;
- Provide more green space in the parking lot;
- Provide clear evidence of sustainable construction (LEED or similar certifications);
- Fence the BMP with decorative fencing compatible with the architectural of the building.

### **3. Director's Comments**

A. Council Actions

B. Future Action Items

#### **4. Comments from Commissioners**

#### **5. October 2014 Meeting Schedule**

Wednesday, October 8, 2014

1:00 PM Zoning Field Trip

Thursday, October 9, 2014

1:00 PM Regular Meeting

Thursday, October 23, 2014

1:00 PM Regular Meeting

2:30 PM Public Hearing Meeting

**Design Review applications for items scheduled for the City Planning Commission meeting, exclusive of information only items, can be viewed at the website below:**

[www.norfolk.gov/ARB](http://www.norfolk.gov/ARB)